

Capital Improvement Program

<u>Capital Improvement Fund</u>	<u>\$17,200,000</u>
Total	\$17,200,000



Fauquier High School

Capital Improvement Program

Background

An effective capital improvement program promotes measured planning of a jurisdiction's future capital facility needs and identifies the most effective approach to meet those needs. Fauquier County's Capital Improvement Program (CIP) is intended to ensure that capital improvements are coordinated, timed to maximize the County's financial resources and promote a measured approach to long range asset planning.

As a financial plan, the CIP facilitates facility planning and major equipment procurement in an environment of significant fiscal constraint. Potential projects are evaluated in relation to each other to ensure that the highest priority projects receive public funding, with essential improvements planned in concert with the County's ability to pay. The CIP strives to take into account not only the construction costs of completing a capital project, but also the project's impact on annual debt service payments and operating expenses in subsequent years.

The entire Capital Improvement Program is a planning document intended to provide an analysis of potential long-range funding needs. Like any plan, the CIP and is often revised as the Board changes its priorities, and as funding issues or opportunities become evident. Actual appropriations for projects occurring under the plan are made on an annual basis, and the CIP is regularly reviewed and updated as part of the annual budget process. Projects included in the CIP beyond FY 2012 may be revised or rescheduled depending on preliminary cost estimates, changing priorities and the availability of funding in any particular year.

In recognition of the transitional nature of the County's capital planning environment, the Board of Supervisors has directed staff to develop a consideration process for future years that will include a firmer deadline for Planning Commission consideration and will enable the Board's Facilities Planning and Implementation Committee to make recommendations regarding the proposed CIP during the Board's budget work sessions. In addition, the Board has stipulated that projects which are planned for future years may be funded at the discretion of the Board using a combination of County funds, proffers, and/or funding from outside agencies.

Summary

The FY 2012-2017 Capital Improvement Program totals \$77.4 million from FY 2012 through FY 2017. Of this amount, \$21.6 million is allocated for school system projects, \$36.3 million for the county government, \$13.8 million for utility projects, and \$5.7 million for the County's fire and rescue system.

The adopted CIP incorporates a significant cash funding commitment totaling about \$14 million, or 18.1% of total appropriations, over the course of the six year planning period. The remaining \$63.4 million will be financed by debt issuance. Information regarding the adopted CIP may be found on the following pages.

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Debt Service Projections

The County's fiscal situation and institutional debt limits required the County Administrator to develop a Capital Improvement Program that would comply with the Board of Supervisors' fiscal policies and minimize the near-term operating and debt service impacts of the capital program. The adopted CIP is projected to comply with the Board's debt policy over the course of the six-year planning period and maintain debt service expenditures, as well as the County's projected debt, at relatively constant levels through FY 2017.

Projected Debt Service Expenses

Description	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Projected Debt Service						
Outstanding Debt	\$115,533,897	\$132,186,890	\$123,197,864	\$122,156,958	\$126,548,529	\$123,791,357
<u>Additional Debt</u>	<u>25,600,000</u>	<u>0</u>	<u>13,700,000</u>	<u>7,800,000</u>	<u>7,000,000</u>	<u>17,940,000</u>
Total Projected Debt:	\$141,133,897	\$132,186,890	\$136,897,864	\$129,956,958	\$133,548,529	\$141,731,357
Projected Debt Service						
County/Schools	\$13,938,615	\$14,103,621	\$14,382,487	\$13,538,479	\$13,884,529	\$13,843,118
<u>Fire & Rescue</u>	<u>783,415</u>	<u>913,383</u>	<u>969,452</u>	<u>1,197,452</u>	<u>1,476,752</u>	<u>1,465,352</u>
Total Projected Debt Svc	\$14,722,030	\$15,017,004	\$15,351,939	\$14,735,931	\$15,361,281	\$15,308,470
Revenue Estimates						
General Fund	\$153,021,350	\$156,846,884	\$161,552,290	\$168,822,143	\$173,886,808	\$179,103,412
<u>Other Funds</u>	<u>6,906,390</u>	<u>7,079,050</u>	<u>7,291,421</u>	<u>7,619,535</u>	<u>7,848,121</u>	<u>8,083,565</u>
Total Revenue Estimate	\$159,927,740	\$163,925,934	\$168,843,712	\$176,441,679	\$181,734,929	\$187,186,977
Rev. Chg. from Prev. Year (%)	2.0%	2.5%	3.0%	4.5%	3.0%	3.0%
Debt Svc % of Revenue	9.2%	9.2%	9.1%	8.4%	8.5%	8.2%

Projected Operating Costs

The adopted CIP includes 26 projects during the planning period and in future years. Projected operating expenses are identified in the individual project descriptions. The following table provides a summary of projected additional operating expenses through FY 2017.

Description	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Operating Costs:	\$0	\$0	\$15,000	\$40,000	\$814,000	\$944,000

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Project Descriptions

The adopted CIP includes 26 projects during the planning period and in future years. The following section provides a brief description of each project as listed on the program summary.

Fire & Emergency Services

Western Fire & Rescue Station (FY 2014, \$5.7 million): This project provides for the construction of a replacement fire and rescue station at a location to be determined in western Fauquier County. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

Phase 2 Renovation Projects (Future Years, \$10.6 million): This project provides for the construction of replacement facilities for the Upperville and Bealeton volunteer company fire and rescue stations. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

General Services

Facilities Master Plan (FY 12, \$0.2 million): This project consists of a comprehensive assessment of operational requirements for County and School Division office space, including the identification of processes, organizational requirements and physical requirements on a 10-20 year timeframe. Recommendations resulting from this study will provide the basis for facilities replacement and renovation projects in future capital improvement programs.

Sheriff's Office Renovation (FY 14, \$6.5 million): This project provides for renovation of the existing 19,000 square-foot facility located at 78 Lee Street in Warrenton and construction of a 10,000 square foot addition. The facility, which currently houses the Office of the Sheriff and the County's Joint Communications Center, does not comply with access requirements under the Americans with Disabilities Act or the current Fire Code. In addition, the HVAC system is significantly overdue for replacement. The project would consist of a complete structural overhaul, ADA improvements, including the installation of an elevator to provide suitable office space for agency staff, and the construction of an addition to house public safety resources during construction and accommodate future growth. It is estimated that such a renovation would provide sufficient additional space for up to 35 employees.

Stafford Site Development (FY 13-15, \$5.4 million): The Board funded the development of a master plan for the Stafford Property, a 200 acre County-owned site that has been designated for future development, in its FY 2011 budget. The master planning process is currently in the contracting stage. This project provides for design and construction of infrastructure and facilities on the site in conformance with a Board-approved master plan. Potential uses will be more fully developed during the master planning process, but are likely to include facilities support, agricultural and educational uses, and future landfill operations.

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Library

New Baltimore Library (FY 16, \$8.5 million): This provides for the construction of a 15,000 square foot branch library in the New Baltimore Service District. Design work for the proposed facility was completed in prior years. This adopted CIP defers this project from FY 2013-2014 due to substantial operating expenses, which are estimated to total \$754,000 annually.

Central Library (Future Years, \$11.0 million): This item is a placeholder for renovation and/or replacement of the Warrenton Central Library. Additional operating costs are estimated to total \$1 million annually upon completion of the facility.

Historic Resources Library (Future Years, \$2.8 million): This item is a placeholder for the construction of a dedicated historical resources facility in the Warrenton Historic District. Planning for this facility would be conducted in coordination with the Central Library project. Operating costs would depend on the ultimate configuration of the proposed facility.

Parks & Recreation

Marshall Community Center (Future Years, \$1.7 million): This project will design and construct an addition and renovate existing areas of the Marshall Community Center. The project will consist of an addition to the lobby area and a complete renovation of the existing facility to provide better access and drainage remediation. Additional operating costs are estimated to total \$15,000 annually upon completion.

Northern Swimming Pool (FY 17, \$6.5 million): This project will acquire land and develop a swimming pool facility near the Northern Sports Complex as part of the Mellon Estate agreement. Preferred locations at the facility were determined to be unsuitable due to residents' concerns. Operating costs are estimated to total \$130,000 annually upon completion.

Vint Hill Green Gymnasium & Vint Hill Theater (Future Years, \$2.0 million): This project is a placeholder for the design and construction of renovations to the Vint Hill Village Green gymnasium facility and the Vint Hill Theater. Improvements would address existing deficiencies in HVAC and compliance with requirements of the Americans with Disabilities Act. Operating costs would depend on the ultimate configuration of the actual renovation.

Central Sports Complex (FY 16-17, \$5.0 million): This project will complete design and construction of infrastructure for a sports complex at a previously-acquired site in the central area of the County. Amenities to be provided will include roads, parking, utilities, restrooms and concession facilities. Area youth sports leagues will build and maintain the sports fields. Operating costs are estimated to total \$20,000 annually upon completion.

Southern Sports Complex (Future Years, \$10 million): This project will complete design and construction of infrastructure for a sports complex at a previously acquired site in the southern area of the County. Amenities to be provided will include roads, parking, utilities, restrooms, and concession facilities. Area youth leagues will construct the necessary sports fields. Operating costs would total approximately \$30,000 annually upon completion of the facility.

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Southern Community Center (Future Years, \$11 million): This project will acquire land and complete design and construction of a 25,000 square foot community center at a location to be determined in the southern area of the County. Amenities to be provided include a swimming pool, gymnasium, classroom and meeting space, and outdoor recreational facilities. Operating costs are estimated to total \$285,000 annually upon completion of the facility.

Parks & Trails (FY 13-17, \$2.5 million): This placeholder would accommodate a series of grant-funded projects to acquire land for potential recreational use and complete trail connections throughout the County. County staff will aggressively seek grant and other outside funding to accomplish priorities as designated in the County's Comprehensive Plan.

Central Sports Complex (FY 2014-2015, \$5 million): This project will design and construct the infrastructure for a sports complex at a previously-acquired location near Warrenton. Amenities to be provided would include roads, parking, utilities, restrooms and concession facilities. Area youth leagues would construct the necessary sports fields. Operating costs are estimated to total \$15,000 annually beginning in FY 2016.

Southern Sports Complex (FY 2014 and Future Years, \$20 million): This project would acquire land and complete design and construction of infrastructure for a sports complex at a location to be determined in the southern area of the County. Amenities to be provided would include roads, parking, utilities, restrooms and concession facilities. Area youth leagues would construct the necessary sports fields. The Board included funding in FY 2014 for land acquisition. Operating costs would total approximately \$25,000 annually upon completion of the facility.

Southern Community Center (Future Years, \$10 million): This project would acquire land and complete design and construction of a 20,000 square foot community center at a location to be determined in the southern area of the County. Amenities to be provided include a swimming pool, gymnasium, classroom and meeting space, and outdoor recreational facilities. Operating costs are estimated to total \$230,000 annually upon completion of the facility.

Environmental Services

Marshall Convenience Site (FY 15, \$0.8 million): This project will acquire land and construct a replacement for the current Marshall convenience site. The current ½ acre site serves approximately 450 vehicles per weekend day and totals more than 112,000 visits per year. Current and projected service volume exceeds the site's ability to safely accommodate customers. The replacement convenience site would consist of between two and three acres of usable area.

New Baltimore Convenience Site (FY 17, \$0.9 million): This project will acquire land and construct a replacement for the current New Baltimore convenience site. The current site, which is less than one acre and partially leased by the County, serves between 350 and 400 vehicles per weekend day and 100,000 visits per year. Current and projected service volume exceeds the site's ability to safely accommodate customers.

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Utilities Projects

The adopted Capital Improvement Program includes financing for four utility projects that would extend and/or improve water and sewer service in various sections of the County. These projects will be constructed and managed by the County's Water and Sewer Authority.

Opal Water System (FY 15, \$6.3 million): This project will provide water service to the Opal Service district in order to provide the utilities needed to support the service district plan. Opal is currently served by public sewer and the addition of public water should enhance the commercial and business development potential of the district.

Marshall Water System Improvements (FY 14, \$0.5 million): This project will secure additional resources to improve water service in the Marshall area. The existing system currently suffers from insufficient capacity and water pressure.

Midland/Bealeton Sewer (Future Years, \$6.9 million): The project would extend sewer to the Midland service district to enhance the potential for commercial and business development. Existing soil conditions require the provision of a public system if the development concepts of the service district plan are to be realized.

Catlett/Calverton Sewer (FY 12, \$6.0 million): This project will provide public sewer to address failing drain fields in the Catlett/Calverton area. The new system will also accommodate development envisioned in the area's service district plan.

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School Division Projects

Elementary School 12 (Future Years, \$22.5 million): This project would provide for construction of an additional 80,000 square foot elementary school with a design capacity of 600 students at a site to be determined. Operating costs are estimated to total \$3,550,000 annually upon completion of the facility. The Board of Supervisors appropriated \$1,739,936 toward this project in FY 2007 for land acquisition.

Fauquier High School Renovation (FY 2010-2012, \$25 million): This project provides for the renovation of Fauquier High School, which was originally built in 1962 with several subsequent additions. Project activities would include replacement of electrical, HVAC and fire protection systems, correction of deficiencies in access for the disabled, improvements to internal, exterior and vehicular traffic circulation, additional parking capacity, classroom renovations and upgrades and renovations to staff and office work spaces. The Board of Supervisors appropriated \$1,507,150 toward this project in FY 2010 for preliminary design.

Taylor Middle School Renovation (FY 17 & Future Years, \$21.1 million): This project would provide for the renovation of Taylor Middle School and construct a 31,148 square foot addition to accommodate current programming needs and make the facility comparable with Auburn Middle School.

Elementary School 13 (Future Years, \$24 million): This project would provide for land acquisition and construction of an additional 80,000 square foot elementary school with a design capacity of 600 students at a site to be determined. Operating costs are estimated to total \$3,550,000 annually upon completion of the facility.

High School 4 (Future Years, \$88.6 million): This project would provide for land acquisition and construction of an additional 230,000 square foot high school with a design capacity of 1,200 students at a site to be determined. Operating costs are estimated to total \$7,700,000 annually upon completion of the facility.

Capital Improvement Program

Department/Project	Prior Funding	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 12-17 Total	Future Years	CIP Total
<u>Fire & Emergency Services</u>										
Western Fire & Rescue Station	\$0	\$0	\$0	\$5,700,000	\$0	\$0	\$0	\$5,700,000	\$0	\$5,700,000
Phase 2 Renovation Projects	0	0	0	0	0	0	0	0	10,620,000	10,620,000
<u>General Services</u>										
Facilities Master Plan	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000
Sheriff's Office Renovation/Expansion	0	0	0	6,500,000	0	0	0	6,500,000	0	6,500,000
Stafford Site Development	0	0	400,000	2,500,000	2,500,000	0	0	5,400,000	0	5,400,000
<u>Library</u>										
New Baltimore Library	\$0	\$0	\$0	\$0	\$0	\$8,500,000	\$0	\$8,500,000	\$0	\$8,500,000
Central Library	0	0	0	0	0	0	0	0	11,000,000	11,000,000
Historical Resources Library	0	0	0	0	0	0	0	0	2,800,000	2,800,000
<u>Parks & Recreation</u>										
Marshall Community Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000	\$1,700,000
Northern Swimming Pool	0	0	0	0	0	0	6,500,000	6,500,000	0	6,500,000
Vint Hill Village Green & Theater	0	0	0	0	0	0	0	0	2,000,000	2,000,000
Central Sports Complex	0	0	0	0	0	2,500,000	2,500,000	5,000,000	0	5,000,000
Southern Sports Complex	881,099	0	0	0	0	0	0	0	10,000,000	10,881,099
Southern Community Center	0	0	0	0	0	0	0	0	11,000,000	11,000,000
Parks & Trails (Grants)	0	0	500,000	500,000	500,000	500,000	500,000	2,500,000	1,000,000	3,500,000
<u>Environmental Services</u>										
Marshall Convenience Site	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$800,000	\$0	\$800,000
New Baltimore Convenience Site	0	0	0	0	0	0	925,000	925,000	\$0	925,000
<u>Utilities Projects</u>										
Opal Water System	\$0	\$0	\$0	\$0	\$6,300,000	\$0	\$0	\$6,300,000	\$0	\$6,300,000
Marshall Water System Improvements	0	0	0	500,000	0	0	0	500,000	0	500,000
Midland/Bealeton Sewer	0	0	0	0	0	0	0	0	6,900,000	6,900,000
Catlett/Calverton Sewer	0	7,000,000	0	0	0	0	0	7,000,000	0	7,000,000
COUNTY CIP TOTAL:	\$881,099	\$7,200,000	\$900,000	\$15,700,000	\$10,100,000	\$11,500,000	\$10,425,000	\$55,825,000	\$57,020,000	\$113,726,099
<u>School Division</u>										
ES-12	\$1,739,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500,000	\$24,239,936
Fauquier HS Renovation	15,000,000	10,000,000	0	0	0	0	0	10,000,000	0	25,000,000
Taylor MS Renovation	0	0	0	0	0	0	11,600,000	11,600,000	9,500,000	21,100,000
ES-13	0	0	0	0	0	0	0	0	24,035,000	24,035,000
HS-4	0	0	0	0	0	0	0	0	88,552,814	88,552,814
SCHOOL SYSTEM TOTAL:	\$16,739,936	\$10,000,000	\$0	\$0	\$0	\$0	\$11,600,000	\$21,600,000	\$144,587,814	\$182,927,750
CIP GRAND TOTAL:		\$17,200,000	\$900,000	\$15,700,000	\$10,100,000	\$11,500,000	\$22,025,000	\$77,425,000	\$201,607,814	\$296,653,849
CASH CONTRIBUTION:		\$200,000	\$900,000	\$2,000,000	\$2,300,000	\$4,500,000	\$4,085,000	\$13,985,000		

